Dated 7th May 1880

Mr. James Varley
and his Mortgagee

To

Mr. Benjamin Braine.

Lease

of two messuages, shops, malt-kiln, outbuildings
and premises in High Street,
Tadcaster, Yorkshire.

Commencing 1st January 1880

for years 15

Expiring 1895.
This Indenture

made the first day of May one thousand eight hundred and eighty-eight

Between William Phillips of Lincoln near Lincoln in the County of
York, 1st part, Thomas Bailey of Lincoln 2nd part, and Benjamin
Brown of Lincoln 3rd part, in consideration of the sum of

£1000

to be paid by the said Benjamin Brown, the consideration and conse-
sequence whereof is hereby reserved and the terms by the said Benjamin
Brown hereinafter contained. The said William Phillips doth accept the
parchment of the said Thomas Bailey and doth hereby bequeath and
convey unto the said Benjamin Brown his executors, administrators,
assigns, and assigns, that shall later thereafter, for ever in good
title, possession, and quiet enjoyment, and subject to the following
conditions of tenancy, and to the use of the said Thomas Bailey,

1. That the said William Phillips doth hereby grant, release, and con-
vey, to the said Benjamin Brown as tenant, to have and to hold the
premises hereby granted for a term of seven years from the day of
May one thousand eight hundred and eighty-eight, during which
term the said tenant shall pay to the said grantor the sum of

£100

per annum, the said rent to be payable in advance on the day of
May one thousand eight hundred and eighty-eight.

2. That the said tenant shall keep the said premises in good
condition and repair, and shall not make any unauthorized
alterations or additions thereto.

3. That the said tenant shall not use the said premises for any
purposes contrary to law or public order.

4. That the said tenant shall indemnify the said grantor against
all claims and demands arising from any negligence on the part
of the said tenant.

In witness whereof, the said William Phillips, Thomas Bailey,
and Benjamin Brown, have hereunto set their hands and seals this
first day of May, one thousand eight hundred and eighty-eight.

William Phillips

Thomas Bailey

Benjamin Brown

Witnesses

John Smith

Henry Johnson

John Doe

This instrument is executed in the presence of the above-mentioned
witnesses.

This Indenture has been recorded in the Registry of Deeds for
Lincoln on the day of May one thousand eight hundred and
eighty-eight.

Lincoln, this first day of May one thousand eight hundred and
eighty-eight.

William Phillips

Thomas Bailey

Benjamin Brown

Notary Public
of Fifty pounds and which for the purpose hereinafter shown is apportioned as
follows, namely, for the main house or tenement and premises first described the yearly
rent of Ten pounds for the maintenance of the said house and premises secondly described
the yearly rent of Fifteen pounds and for the maintenance of dwelling house and
premises thirdly described the yearly rent of Twenty-five pounds to be paid by equal
half yearly payments on the first day of January and the first day of
July in every year the first half yearly payments to be made as to the
said premises first described on the first day of July next and as to the
premises secondly described on the first day of July one thousand eight hundred and eighty
one but as to the premises thirdly described the first payment of the rent therof shall
be made on the first day of July one thousand eight hundred and eighty one
and shall be the proportion of the rent accruing due between the said days of
May one thousand eight hundred and eighty one (the sum from which the
demise of the premises thirdly described shall commence and the said first day
of July one thousand eight hundred and eighty one calculated on the said as
half yearly rental of Twenty-five pounds from which period, namely from the
first day of July one thousand eight hundred and eighty one on the several
parts of the said demised premises shall become amalgamated and shall be paid on
the half yearly days hereinafore mentioned.

And also Yielding and
Paying in the said manner and immediately upon the said house or tenement for which the
said premises first described a proportionate part of the
said rents or rent for the period of the current half year up to the day of such
entry. All said rents or rent to be paid clear of all deductions or abatements
for or on account of have been the like rent charge or other deductions in
assessments or rateings whatsoever except landlord's property tax
Provided
ALSO and if hereby agreed and declared that in the mean time and
until the said William Whiteside his heirs or assigns shall require the ex
payment of the said rents or rent to him or them and give to the said
Benjamin Bureau the executors administrators or assigns or have also
upon the said premises a notice in writing requiring such payment the
said rents or rent shall or may be paid to the said James Valley his
heirs or assigns and his and their receipts shall be sufficient discharge
for the same. Provided ALSO and it is hereby agreed and declared
that if at any time prior to such notice having been given or left or
otherwise any part of the said rents or rent shall be in arrear for
two hundred and twenty one days whether the same shall have been legally demanded or
not the said James Valley his heirs and assigns may enter and re
disturb upon the said premises for the arrears of the said rents at
rent and arrears of the distress or arrears of that part and there found
no standers may by law do for rent or arrear to the extent that
shall thereby the arrears be due and all costs incurred by the said rents or rent being so in arrear may be fully satisfied.

And the said Benjamin Bureau Della hereby for himself his heirs executors
and administrators (who are also tenants forthwith referred to as the
Tenant) Covenant and agree to and with the said William Whiteside his
heirs and assigns and also the said James Valley his heirs and assigns (each and all of whom are also
tenants forthwith referred to as the Landlords) in manner following (that
is to say) FIRST that the Tenant shall and will pay or cause to be
paid unto the said James Valley his heirs or assigns until such as
Landlords may proceed to a sale and sell and dispose of the said
demised and other premises as aforesaid to whom and as and when
to them shall seem proper

In witness whereof the said parties to
these presents have hereunto set their hands and seals this day and year
first herein written.

Signed sealed and delivered
by the said Whibrow, Solicitors.

Benjamin Braime.

Signed sealed and delivered by
the said Benjamin Braime in
the presence of

John edwards
Hannah Read

Arthur Read
Clk to Messrs. Hannah Read
Solicitors Leeds.

Signed sealed and delivered by
the said Benjamin Braime.